013.0	0008	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,800 / 909,800
					USE VALUE:	909,800 / 909,800
					ASSESSED:	909,800 / 909,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	PARKER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECKWITH ANTHONY R
Owner 2:	BECKWITH CORINNA K
Owner 3:	
Street 1:	26 PARKER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Clapboard Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5197.000	449,100		460,700	909,800
Total Card	0.119	449,100		460,700	909,800
Total Parcel	0.119	449,100		460,700	909,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.82 | /Parcel: 386.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10758
GIS Ref	
GIS Ref	
Insp Date	02/21/18

!1320!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	449,100	0	5,197.	460,700	909,800		Year end	12/23/2021
2021	104	FV	428,700	0	5,197.	460,700	889,400		Year End Roll	12/10/2020
2020	104	FV	428,900	0	5,197.	460,700	889,600	889,600	Year End Roll	12/18/2019
2019	104	FV	333,100	0	5,197.	489,500	822,600	822,600	Year End Roll	1/3/2019
2018	104	FV	333,100	0	5,197.	357,100	690,200	690,200	Year End Roll	12/20/2017
2017	104	FV	312,400	0	5,197.	311,000	623,400	623,400	Year End Roll	1/3/2017
2016	104	FV	312,400	0	5,197.	264,900	577,300	577,300	Year End	1/4/2016
2015	104	FV	278,400	0	5,197.	259,200	537,600	537,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:50:48

LAST REV

Date	Time
03/27/20	10:23:43
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCAVEENEY PAUL	1200-68		2/2/1999		299,000	No	No		A

USER DEFINED

Prior Id # 1:	10758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	115	Heat App	18,000	C				
1/8/2013	20	Manual	26,550	C				
11/1/2011	1390	Re-Roof	10,986					
10/26/2007	991	Manual	26,900					build new open 3 s

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2018	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/5/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Inspected	276	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5197		Sq. Ft.	Site		0	80.	1.11	1									460,729						460,700	

Total AC/HA:	0.11931	Total SF/SM:	5197	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460,729	Spl Credit		Total:	460,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.97418028
Adj $ / SQ:	197.367
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650838
Depreciation:	201760
Depreciated Total:	449078

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

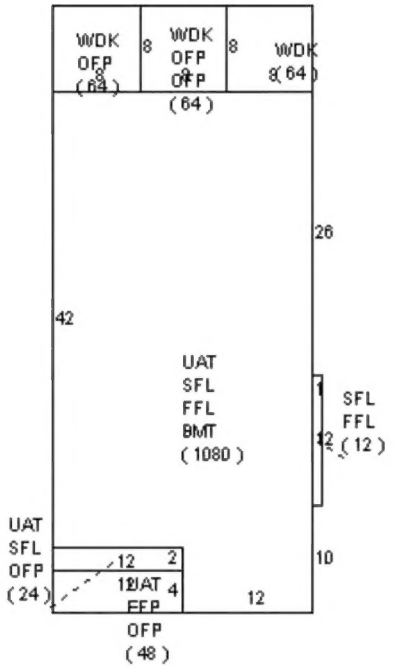
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	197.37
Special Features:	0	Val/Su Net:	110.07
Final Total:	449100	Val/Su SzAd	203.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,116	197.370	220,261
FFL	First Floor	1,092	197.370	215,525
BMT	Basement	1,080	59.210	63,947
UAT	Upper Attic	288	108.550	31,263
OFP	Open Porch	264	22.160	5,851
WDK	Deck	192	10.920	2,096
EFP	Enclos Porch	48	70.730	3,395

	Net Sketched Area:	4,080		Total:	542,338
Size Ad	2208	Gross Area	4944	FinArea	2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: